

● SITE PLANNING

● BUILDING SKIN

● TOWN SQUARE



COMMUNITY UPDATE | AGENDA



1

ACTIVATE GROUND FLOOR AND TRIANGLE LANE

2

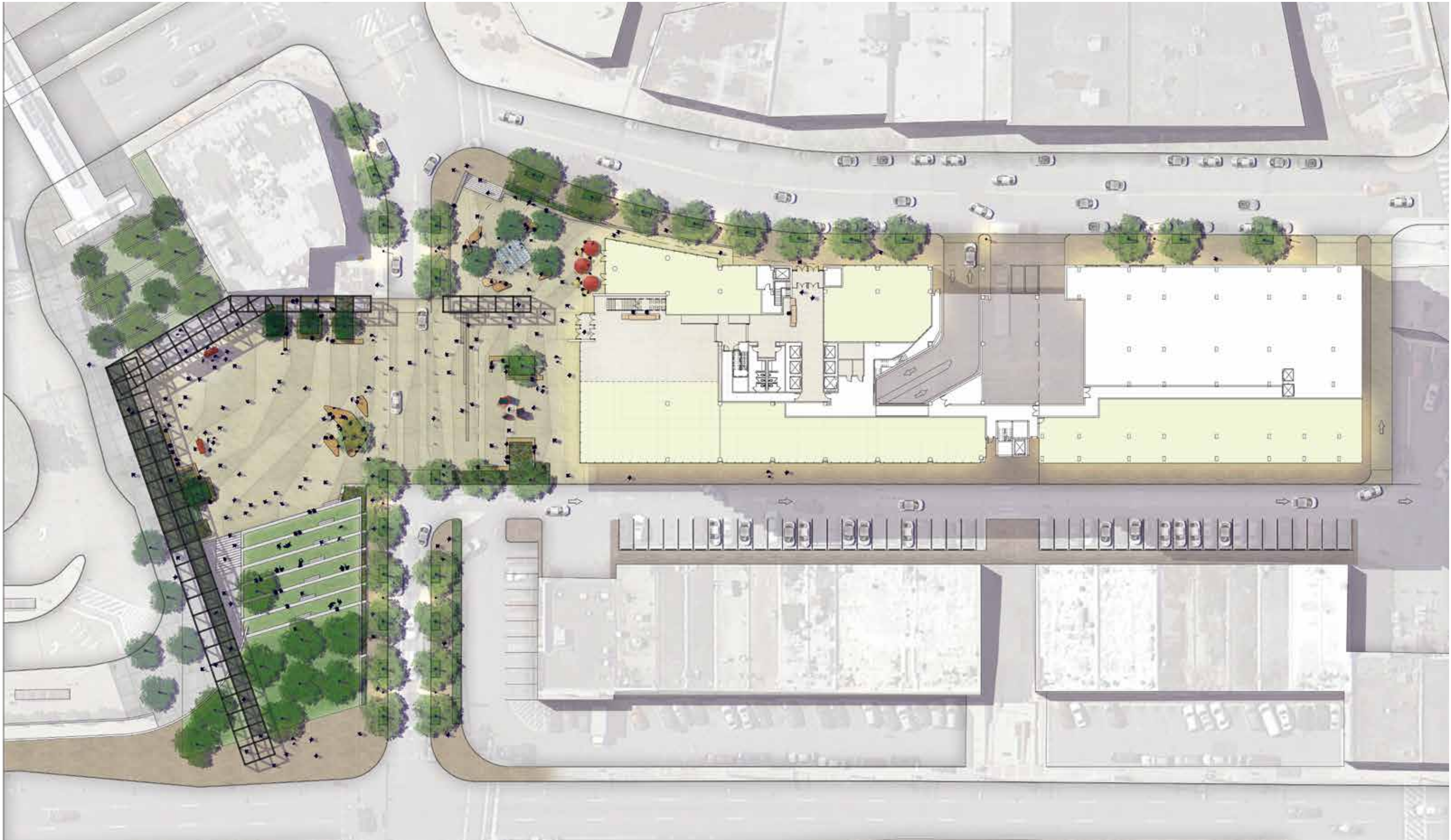
IMPROVE ACCESS TO PUBLIC GARAGE AND LOADING DOCKS

3

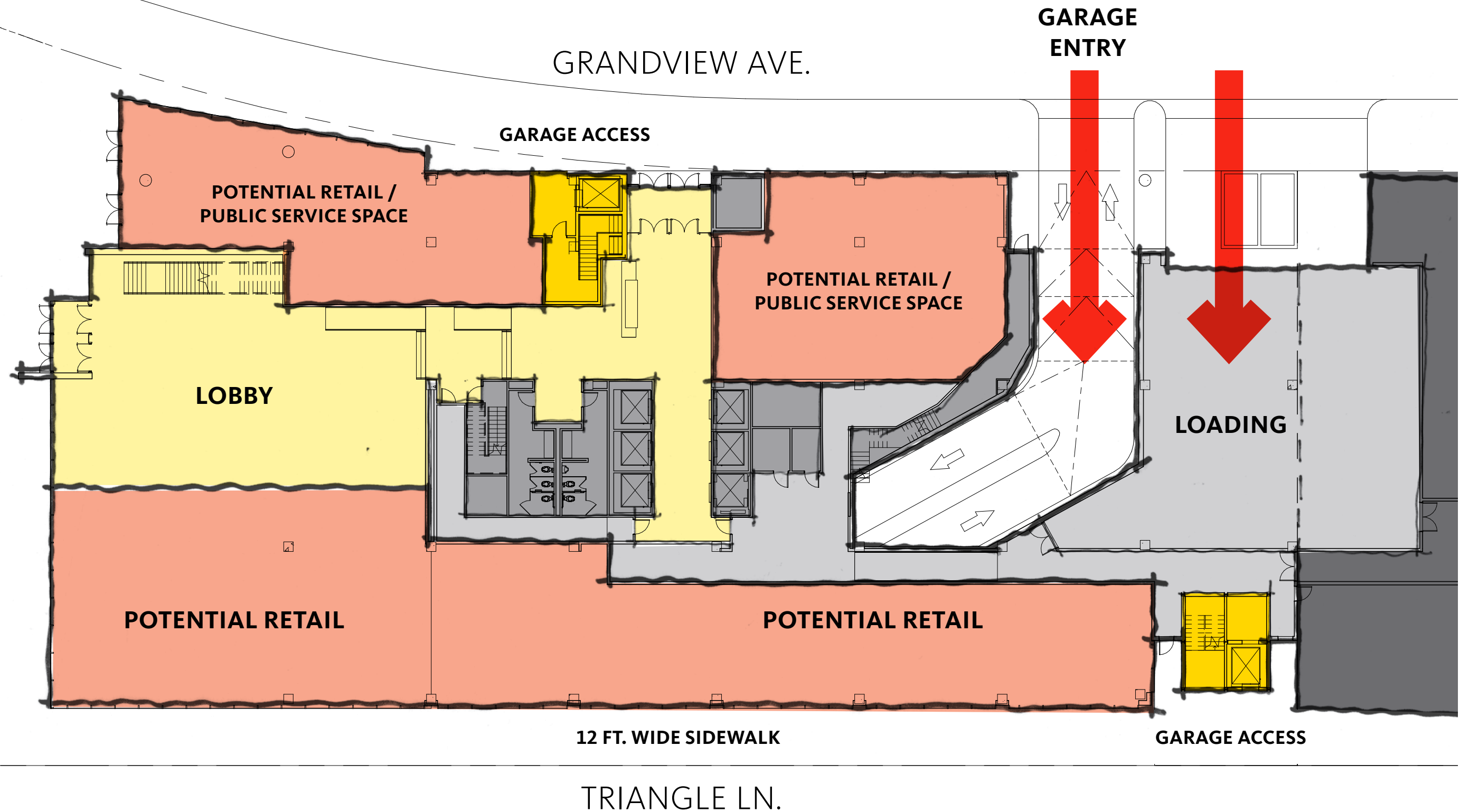
DEDICATE A ROADWAY FOR EXITING TRIANGLE LANE

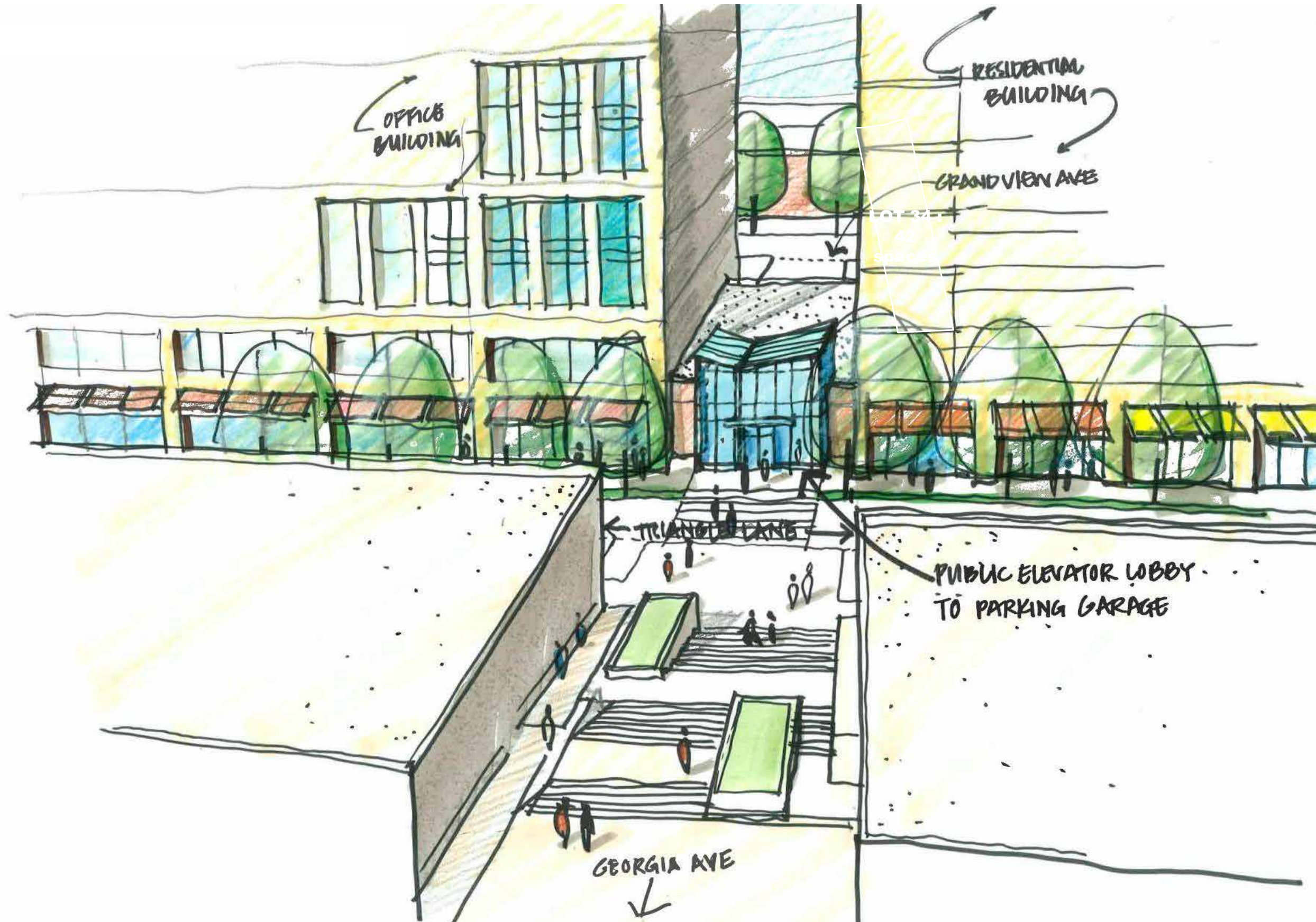


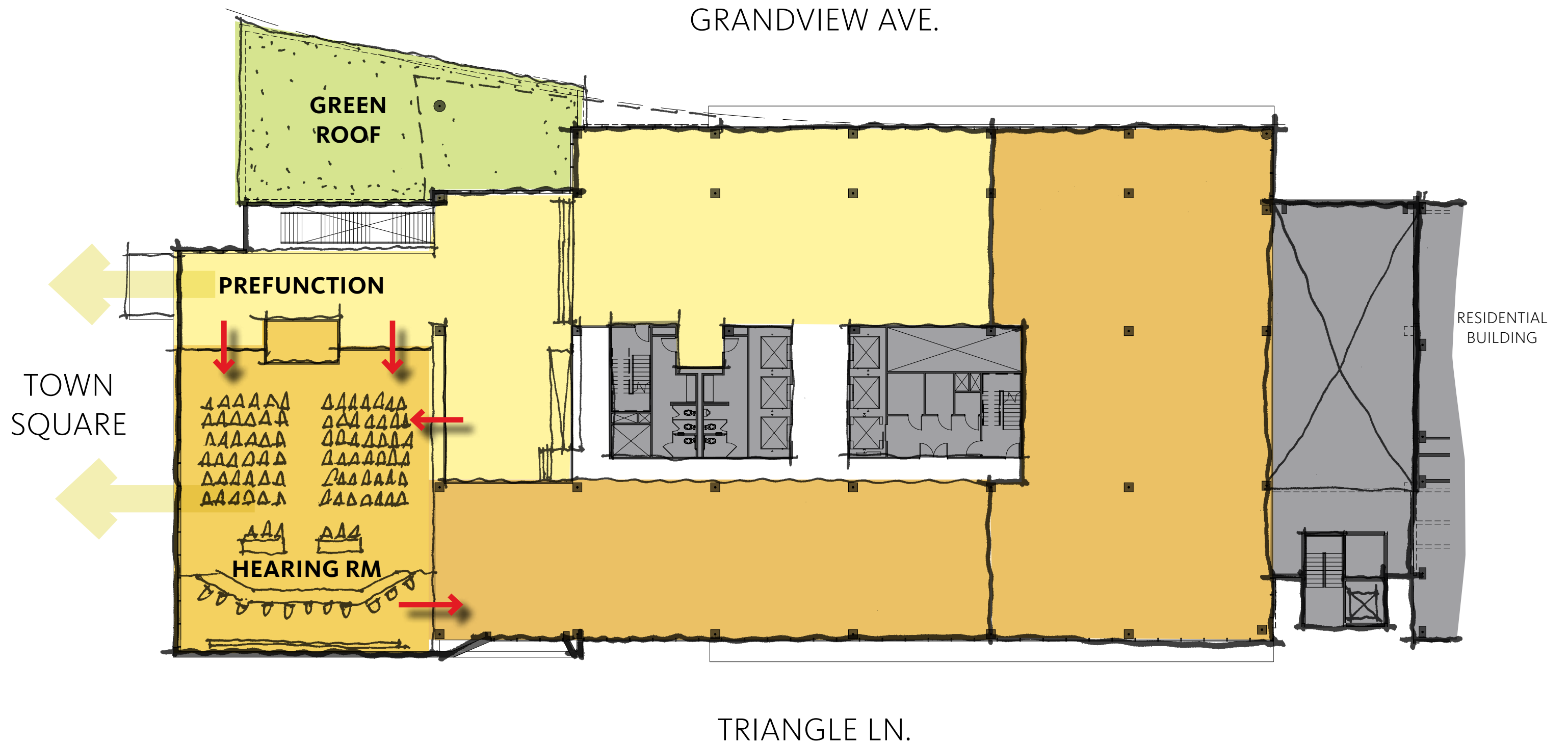
DESIGN GOALS | REVISED SITE



TOWN
SQUARE







LEVEL 2



“Looks like a Downtown DC office building”
“Looks like a glass box”

1

CREATE A BOLDER EXPRESSION
OF **WHEATON CHARACTER**

2

REFLECT VALUES OF THE
ENTITIES HOUSED WITHIN

3

MAKE IT MORE **INTERESTING**



DESIGN GOALS | REVISED SKIN

DIAGRAM MAP ORDER FUTURE
VISION GROWTH **STRUCTURED**
MANAGE EVOLVING
THOUGHTFUL **SUBSTANTIAL**



NATURAL CONSERVATION
HERITAGE STEWARDSHIP
RESOURCES **GREEN** PUBLIC
TACTILE TEXTURAL



FUN YOUTH SPORTS
FITNESS **ACTIVE**
PROGRAMS GATHER
PLAYFUL



PLAN

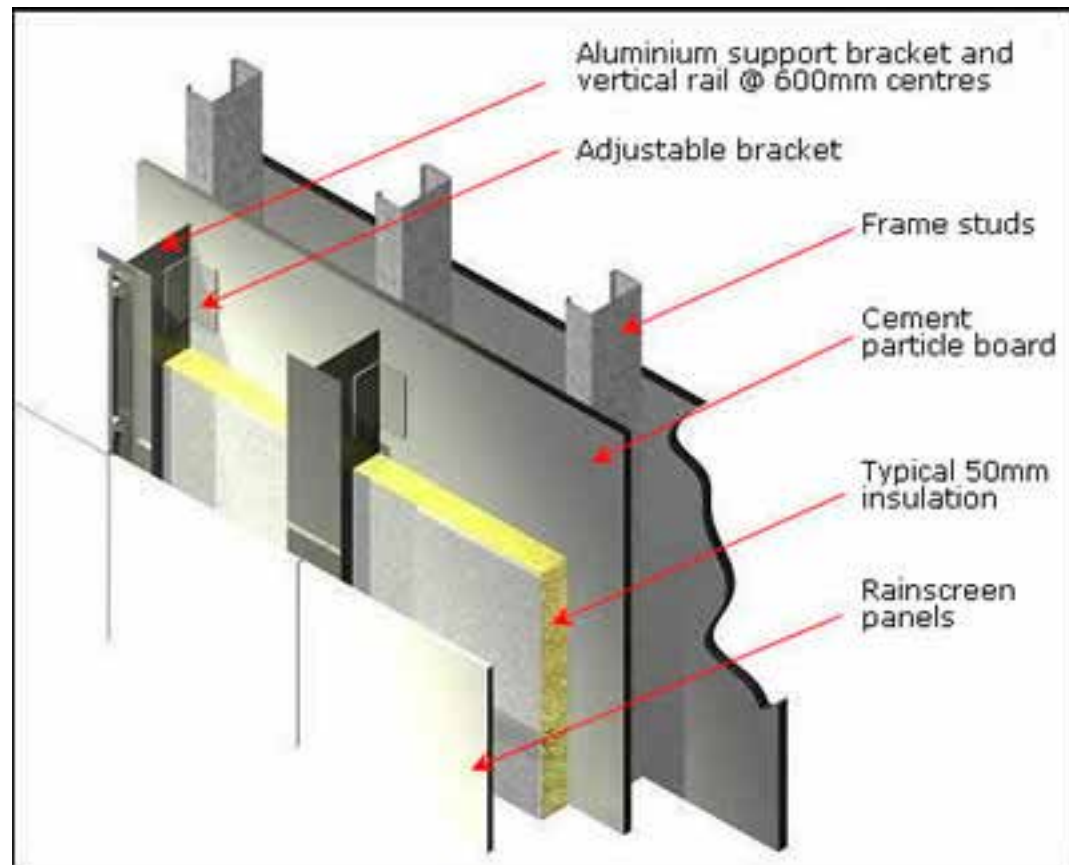
Manage physical growth and plan communities

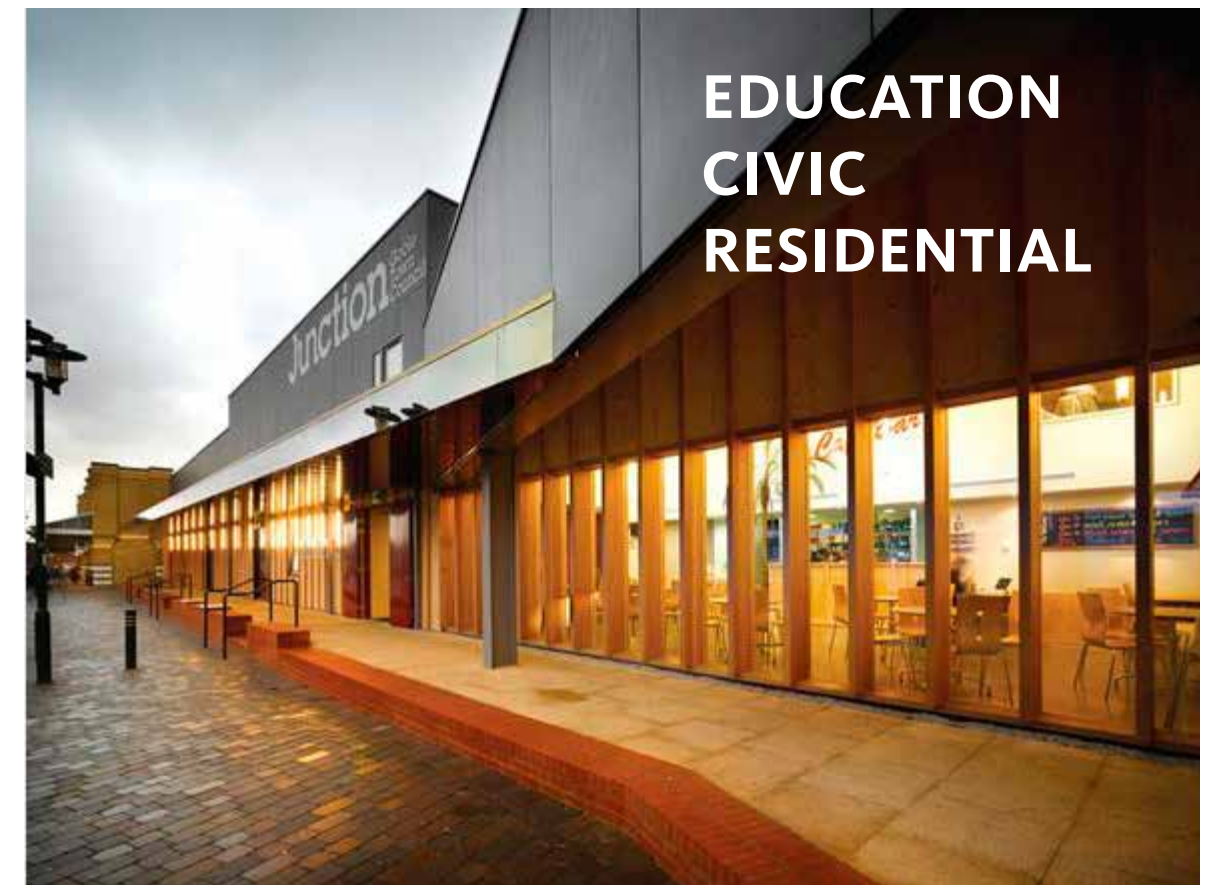
PARK

Protect and steward natural, cultural and historic resources

PLAY

Provide leisure and recreational experiences





FACADE DEPTH
WINDOW EXPRESSION
PANEL TEXTURE
COLOR VARIATION
JOINT COMPOSITION



FIBER CEMENT PANEL RAIN SCREEN EXAMPLES





















TRANSIT-ORIENTED
DEVELOPMENT

HIGH-PERFORMANCE RAIN
SCREEN FAÇADE

HIGH-EFFICIENCY BUILDING
SYSTEMS

VEGETATED GREEN ROOF

ALL SURFACE PARKING
RELOCATED BELOW GRADE

OPEN GREEN SPACE

GRAY WATER RECLAMATION

ON-SITE STORM WATER
RETENTION AND TREATMENT



SUSTAINABLE DESIGN | HIGHLIGHTS

SITE REVISIONS

- **ACTIVATED** GROUND FLOOR AND TRIANGLE LANE
- **IMPROVED ACCESS** TO PUBLIC GARAGE AND LOADING DOCKS
- **DEDICATED ROADWAY** FOR EXITING TRIANGLE LANE

SKIN REVISIONS

- EXPRESSION OF **WHEATON CHARACTER**
- FAÇADE **REFLECTS THE VALUES** OF THE PUBLIC ENTITIES INSIDE
- A MORE **INTERESTING** FAÇADE

- A PROJECT THAT EMBRACES **SUSTAINABLE DESIGN**



DESIGN REVISIONS | SUMMARY

- **ACCOMMODATE** A WIDE RANGE OF USES AND EVENTS
- **CREATE ZONES FOR DIFFERENT ACTIVITIES**
- **INCORPORATE ARTISTIC STRUCTURE**
- INCLUDE WMATA OWNED **GREEN SPACE**
- CREATE A PLACE TO **GATHER AND RELAX**
- CREATE A **PEDESTRIAN FRIENDLY REEDIE DRIVE**
- CREATE A **MULTI-FUNCTIONAL SPACE WITH INTERACTIVE ELEMENTS**
- **ENSURE A SENSE OF PUBLIC SAFETY**
- **INCORPORATE SUSTAINABLE DESIGN FEATURES**
- CREATE A PLACE THAT **PROMOTES HEALTHY LIFESTYLES**



TOWN SQUARE | SUMMARY



COLLABORATIVE PROCESS



TASTE OF WHEATON





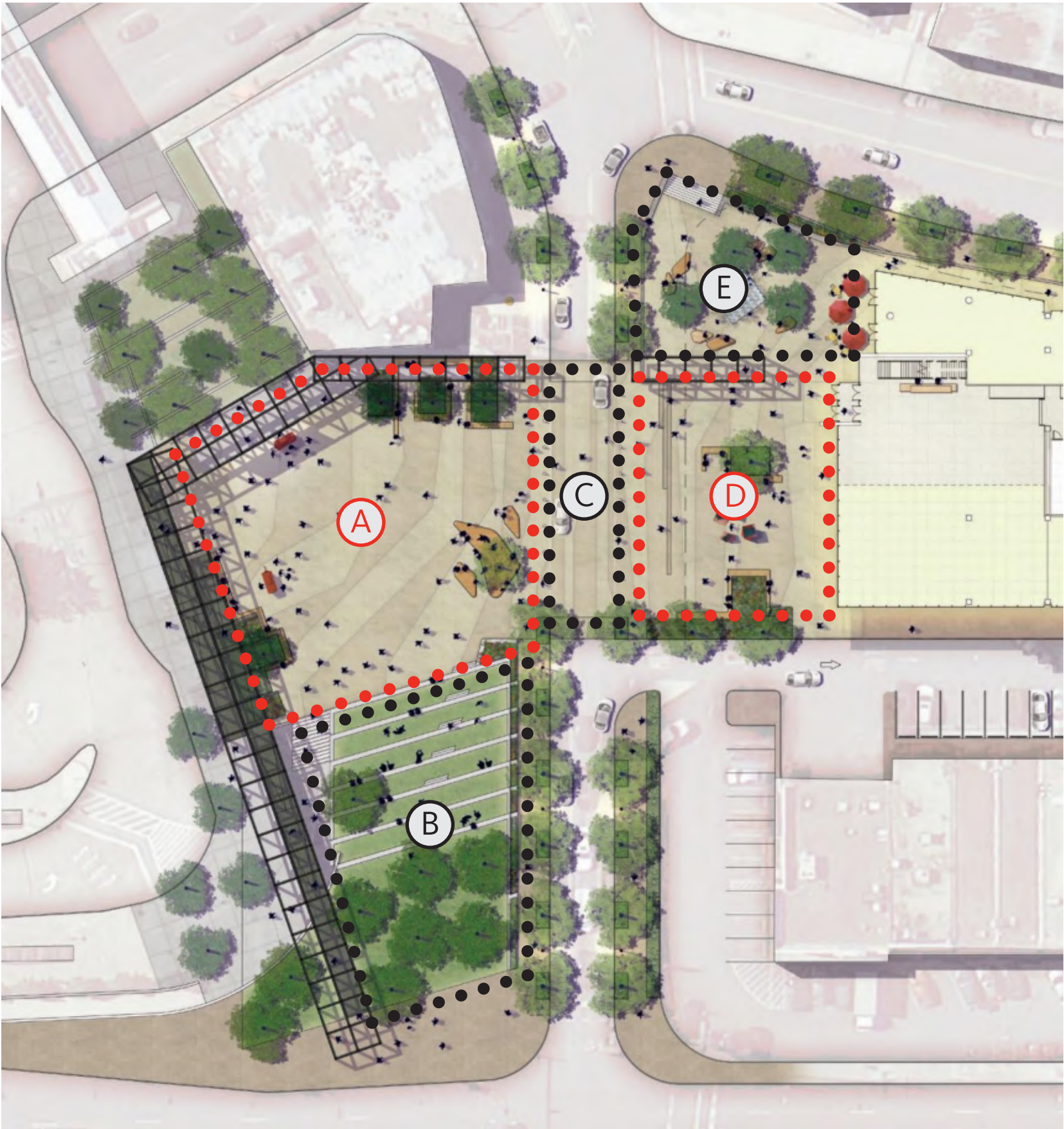
CREATE ZONES FOR DIFFERENT ACTIVITIES

- SEPARATED SPACES FOR SMALL GROUPS AND LARGER GROUPS
- SEPARATE FUNCTIONS
- BRAND EACH AREA WITH WAYFINDING TO DIRECT PEOPLE ACCORDINGLY

TOWN SQUARE CONSISTS OF:

- Ⓐ COMMUNITY EVENT PLAZA = 14,300 SQ. FT.
- Ⓑ LAWN TERRACE = 7,400 SQ. FT.
- Ⓒ REEDIE DRIVE = 4,900 SQ. FT.
- Ⓓ ENTRY PLAZA = 5,300 SQ. FT.
- Ⓔ FOUNTAIN TERRACE = 5,500 SQ. FT.

ENTIRE SPACE = 37,400 SQ. FT. (0.86 ACRE)
WITHOUT REEDIE = 32,500 SQ. FT. (0.75 ACRE)
WITHOUT REEDIE & LAWN TERRACE = 25,100 SQ. FT. (0.58 ACRE)



INCORPORATE ARTISTIC STRUCTURE

- SPATIALLY DEFINE TOWN SQUARE
- PEDESTRIAN CONNECTION TO: GEORGIA AVENUE, METRO STATION, M-NCPPC HEADQUARTERS/COUNTY BUILDING, AND POTENTIALLY WITH THE WMATA PARKING GARAGE
- INCORPORATE PERMANENT STAGE
- INCLUDE INFRASTRUCTURE FOR LIGHTING, SOUND, AND ELECTRICITY OUTLETS



INCORPORATE ARTISTIC STRUCTURE

- INCORPORATE SEATING
- INTERESTING LIGHTING - AESTHETICS AND SAFETY



INCLUDE WMATA OWNED **GREEN SPACE** AS PART OF THE EVENT AREA

- DEVELOP A PARTNERSHIP WITH METRO THAT ALLOWS FOR THE FUTURE USE OF THE EXISTING GREEN SLOPE FOR EVENT SEATING AND COMMUNITY GATHERINGS
- INCLUDE TREE PLANTINGS AND TERRACED SEATING WALLS ALONG THE SLOPE



CREATE A PLACE TO GATHER AND RELAX

- PROVIDE NUMEROUS SEATING OPTIONS IN ALL AREAS OF THE TOWN SQUARE
- CREATE DYNAMIC AND FUN PLACES TO INHABIT

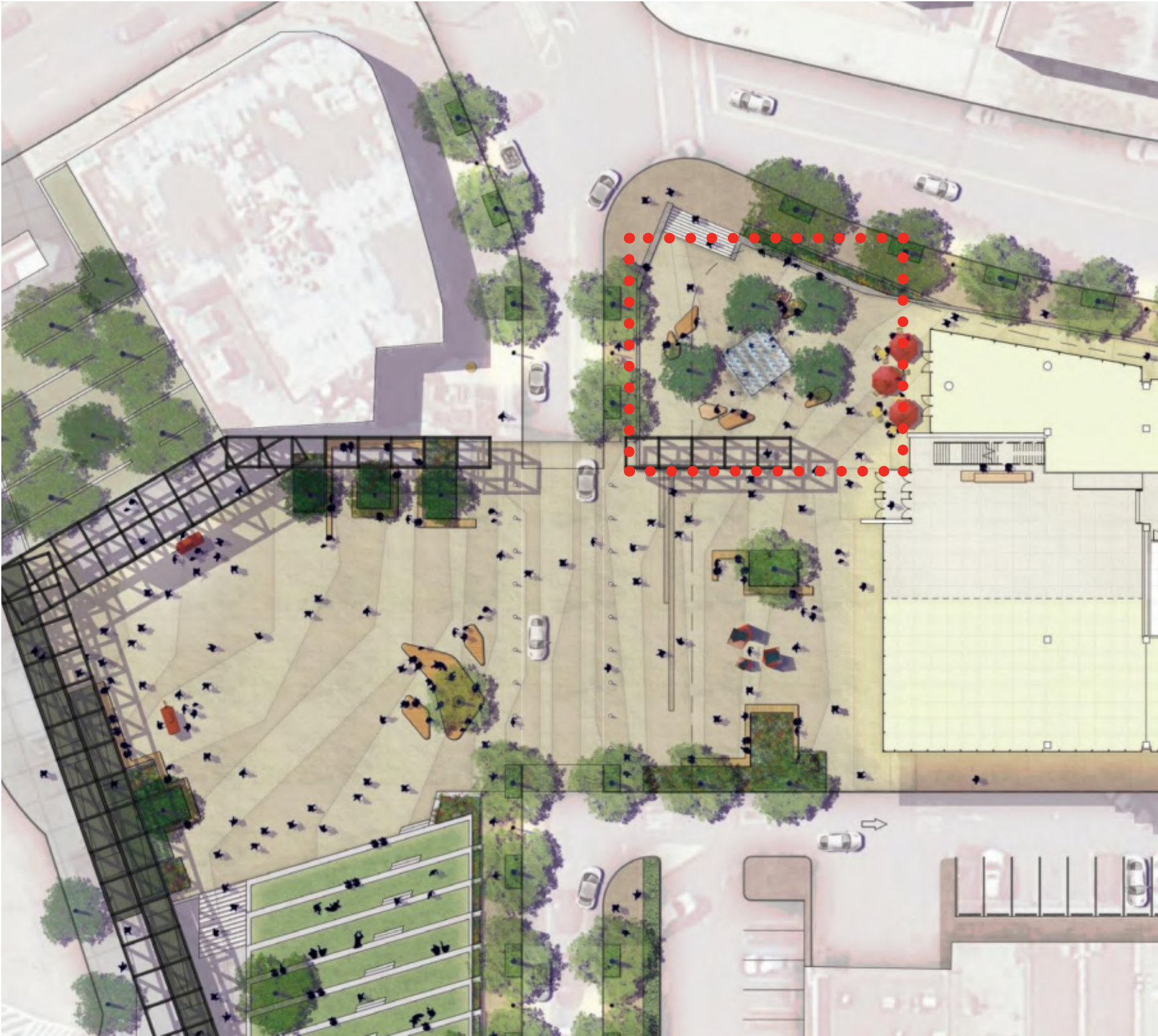


CREATE A PEDESTRIAN FRIENDLY REEDIE DRIVE

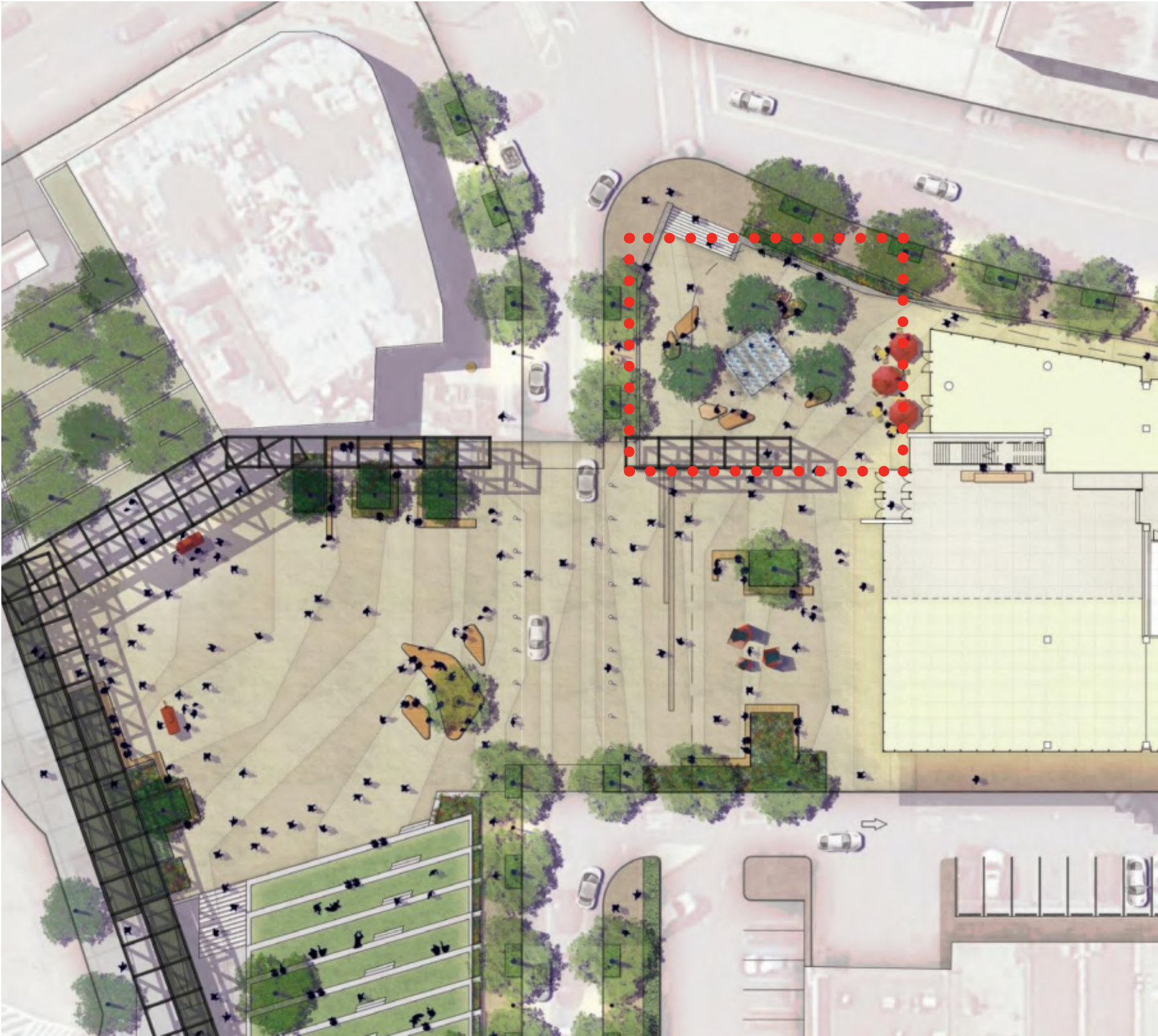
- INTEGRATE REEDIE DRIVE WITH THE PLAZAS
- VISUALLY CREATE A “ONE SPACE” FEEL WHEN REEDIE DRIVE IS CLOSED FOR EVENTS
- UTILIZE MOVEABLE BOLLARD-TYPE STRUCTURES



CREATE A MULTI-FUNCTIONAL SPACE WITH INTERACTIVE ELEMENTS



CREATE A MULTI-FUNCTIONAL SPACE WITH INTERACTIVE ELEMENTS



ENSURE PEOPLE FEEL SAFE IN THE SQUARE
AT ALL HOURS OF THE DAY AND NIGHT

- PEDESTRIAN SCALED STREET LIGHTS
- INTEGRATED LIGHTING THROUGHOUT



GREEN THE BUILDING APPROACH AND ENTRY PLAZA

- TREES TO GREEN THE MAIN ENTRY AND SOFTEN THE BUILDING EDGES
- DISPLAY AREAS FOR ROTATING EXHIBITS



PROVIDE MULTI-FUNCTIONAL SEATING
AND PLANTING AREAS AT THE ENTRY
PLAZA

- MOVEABLE TABLES AND CHAIRS
- SEATING WITH COVERED/SHADED AREAS



PROVIDE AN ATTRACTIVE LANDSCAPE
THAT INCORPORATES SUSTAINABLE
DESIGN FEATURES

- INCORPORATE GREEN ROOFS
- USE BIOFILTRATION FOR
STORMWATER MANAGEMENT

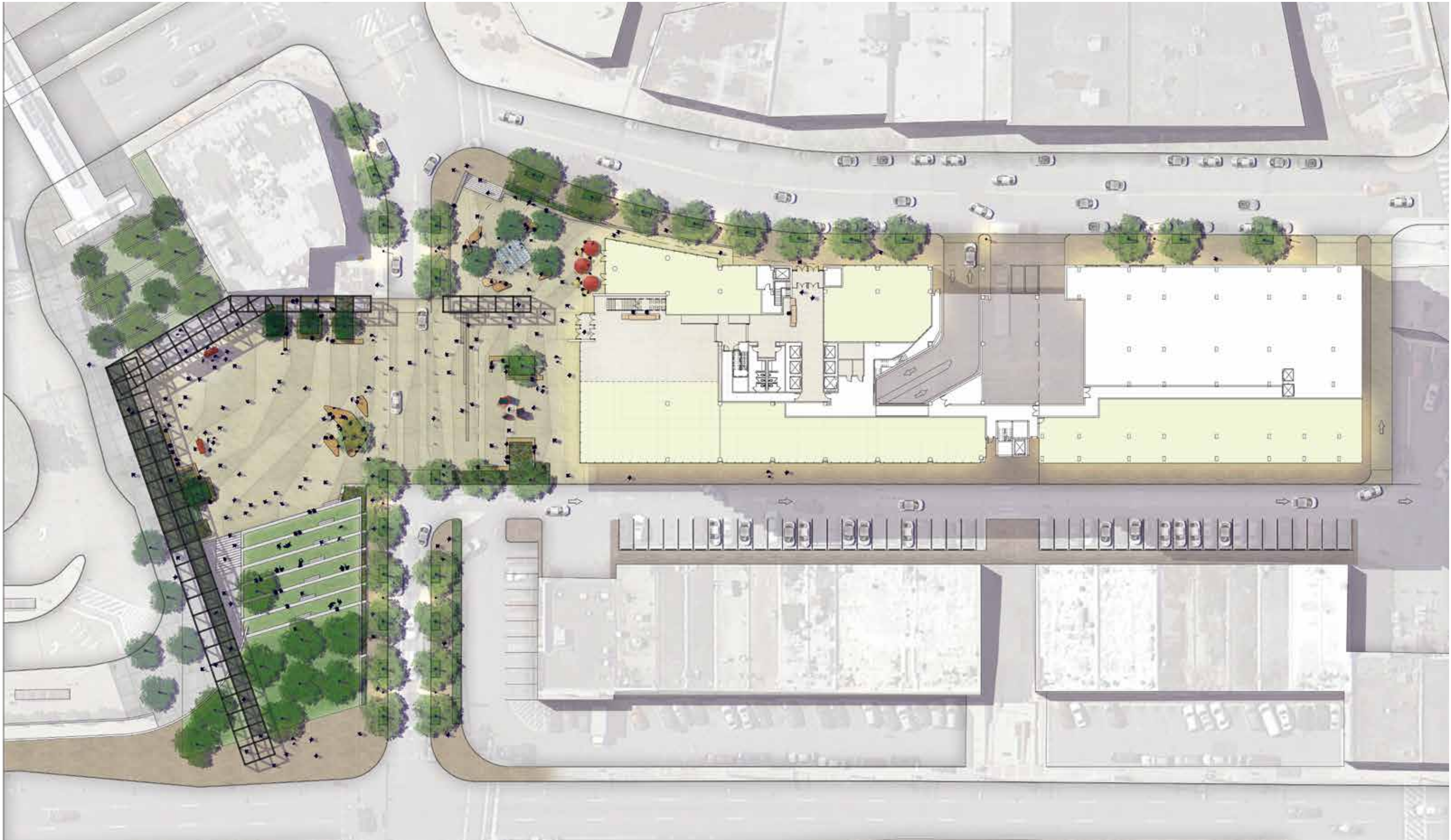


CREATE A PLACE THAT PROMOTES
HEALTHY LIFESTYLES

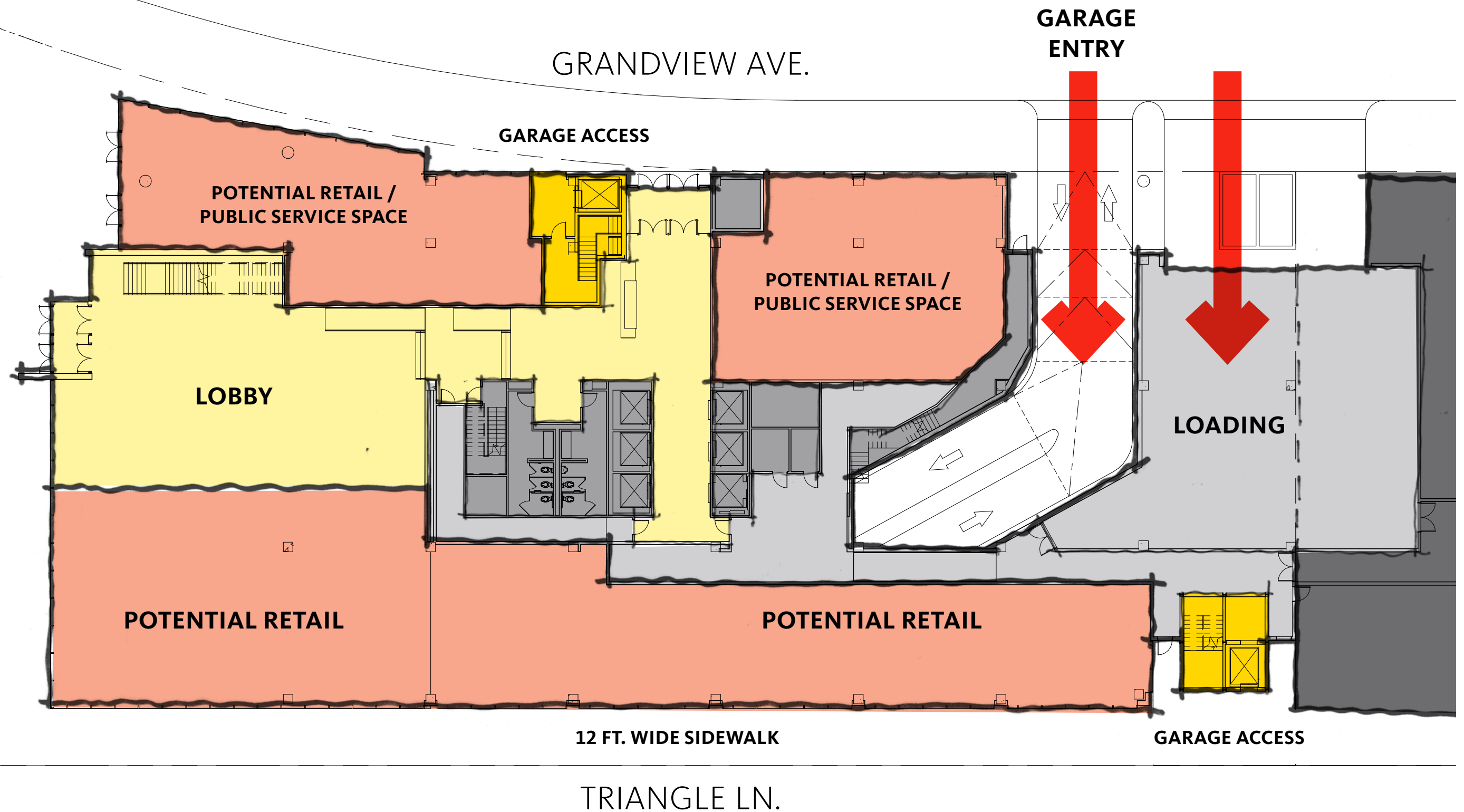
- PROVIDE A PLACE FOR GROUP
EXERCISES THAT ALSO PROMOTES
WALKING AND BIKING
- CREATE A HEART SMART TRAIL
THAT WILL CONNECT TO REGIONAL
SYSTEMS







TOWN
SQUARE



GROUND